



Tait & Associates, Inc.
Engineering • Surveying • Environmental

Letter of Transmittal

To: Boeing Realty Corp.

Attn: Stephane Wandel

Address: 15480 Laguna Cyn. Rd.

Job #: SP3289N

Irvine, CA

92618

Date: August 6, 2004

Re: Harbor Gateway lot 8

WE ARE TRANSMITTING: Copies

VIA: Overnight

FOR: Use

☐ ORIGINAL ☒ PRINTS

ALTA
GRADING

REMARKS: Enclosed is one set of civil plans for your use. The electronic files are posted on the virtual premise. If you have any questions or comments please contact me at 714-560-8200 ext. 678.

CC: Patrick Keddington

Mark Burkholder

Scott Wilson

Sincerely,

TAIT & ASSOCIATES, INC.

GREG FICK
Permit Processor

GENERAL SPECIFICATIONS FOR ALL GRADING PLANS

- SPECIFICATIONS SHALL HAVE PRECEDENCE OVER DRAWING.
- THE STAMPED SET OF PLANS SHALL BE ON THE JOB SITE AT ALL TIMES.
- ALL RECOMMENDATIONS AND CONDITIONS OF THE APPROVED SOILS AND OR GEOLOGICAL REPORT AND THE DEPARTMENT'S APPROVAL LETTERS SHALL BE PART OF THE PLANS AND SHALL BE AT THE JOB SITE AT ALL TIMES.
- NO WORK SHALL BE STARTED IN OR ABOUT A GRADING PROJECT WITH OUT FIRST NOTIFYING THE GRADING INSPECTOR. SEC.91.108.9.1.
- NO GRADING WORK, INCLUDING IMPORT AND EXPORT, SHALL BE DONE BETWEEN THE HOURS OF 6:00 P.M. AND 7:00 A.M. ON ANY DAY, AND NO WORK SHALL BE DONE ON SUNDAY AT ANY TIME. EXCEPT IN EMERGENCIES AS PROVIDED IN SECTION 91.7005.4 OF THE BUILDING CODE. A HAUL ROUTE SATISFACTORY TO THE GRADING DIVISION OR APPROVED BY THE BOARD OF BUILDING AND SAFETY COMMISSIONERS SHALL BE SHOWN ON THE PLANS. THE TRAFFIC BUREAU OF THE LOS ANGELES POLICE DEPARTMENT SHALL BE NOTIFIED PRIOR TO THE START OF HAULING. (213) 485-3108
- GENERAL CONTRACTOR SHALL KEEP THE CONSTRUCTION AREA SUFFICIENTLY DAMP TO CONTROL DUST CAUSED BY GRADING AND CONSTRUCTION OWNER SHALL, AT ALL TIMES, PROVIDE REASONABLE CONTROL OF DUST CAUSED BY WIND.
- IF THE GRADING JOB EXTENDS OVER A PERIOD OF TIME EXCEEDING SIX MONTHS, THE DEPARTMENT MAY REQUIRE PLANTING OF THOSE PORTIONS OF THE JOB WHERE ALL OTHER GRADING REQUIREMENTS HAVE BEEN MET IN ORDER TO PREVENT DUST AND EROSION.
- HIGHWAY EQUIPMENT SHALL BE KEPT IN GOOD OPERATING CONDITION AND MUFFLED AS REQUIRED BY LAW.
- EXCEPT IN EMERGENCY CASES, THE REPAIR OF CONSTRUCTION EQUIPMENTS OR THE DELIVERY OF CONSTRUCTION MATERIALS IS NOT PERMITTED BEFORE 6:00 A.M. OR AFTER 6:00 P.M. ON SATURDAY NOR AT ANYTIME ON SUNDAY.
- THE FILL MATERIALS IN EACH TRUCKLOAD SHALL BE KEPT LOW ENOUGH TO PREVENT SPILLAGE AND SHALL BE SUFFICIENTLY WET DOWN TO PREVENT DUST.
- NO PERSON SHALL, WHEN HAULING ANY EARTH, SAND, GRAVEL, ROCK, STONE, DEBRIS, PAPER, OR ANY OTHER SUBSTANCE OVER ANY PUBLIC STREET, ALLEY OR OTHER PUBLIC PLACE, ALLOW SUCH MATERIALS TO BLOW OR SPILL OVER AND UPON THE PUBLIC STREET, ALLEY OR OTHER PUBLIC PLACE OR ADJACENT PRIVATE PROPERTY.
- NO PERSON SHALL, WHEN EXCAVATING, COMPACTING, HAULING OR MOVING EARTH, SAND, GRAVEL, STONE, DEBRIS, OR ANY OTHER SIMILAR SUBSTANCE, CAUSE, ALLOW OR PERMIT SUCH MATERIALS TO DROP, BE DEPOSITED, OR FALL FROM THE BODY, TIRES, OR WHEELS OF ANY VEHICLE, SO USED UPON ANY PUBLIC STREET OR ALLEY WITHOUT IMMEDIATELY AND PERMANENTLY REMOVING THE SAME THEREFROM.
- PERMISSION SHALL BE SECURED FROM THE DEPARTMENT OF PUBLIC WORKS IF THE TRUCKS ARE LOADED IN THE STREET.
- THE LOADING OR DUMPING OF EXCESS SOIL SHALL BE APPROVED BY THE GRADING INSPECTOR PRIOR TO STARTING EXCAVATION.
- BRUSHING AND SCARIFYING OF SLOPES SHALL PROCEED ONLY AS FAR AS PERIODICALLY CLEARED BY THE GRADING INSPECTOR.
- PRIOR TO PLACING FILL, SLOPES SHALL BE PROPERLY PREPARED BY BRUSHING AND BENCHING.
- LOOSE MATERIAL SHALL NOT EXCEED 3" IN DEPTH ON GRADED SLOPE.
- ALL DEBRIS AND FOREIGN MATERIAL SHALL BE REMOVED FROM THE SITE.
- ALL LOOSE MATERIALS SHALL BE REMOVED OR COMPACTED PER APPROVED PLAN.
- IF AT ANY STAGE OF WORK ON AN EXCAVATION OR FILL THE DEPARTMENT DETERMINES THAT FURTHER WORK AS AUTHORIZED BY AN EXISTING PERMIT IS LIKELY TO ENDANGER ANY PROPERTY OR PUBLIC WAY, THE DEPARTMENT MAY REQUIRE AS A CONDITION TO ALLOW THE WORK TO CONTINUE THAT PLANS FOR SUCH WORK BE AMENDED TO INCLUDE ADEQUATE SAFETY PRECAUTIONS.
- SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE FROM THE BEGINNING TO COMPLETION OF GRADING OPERATIONS.
- THE ENGINEERING GEOLOGIST, SOILS ENGINEER AND CIVIL ENGINEER SHALL COMPLY WITH RGA 5-67 AND SHALL PROVIDE THE DEPARTMENT WITH A GRADING CERTIFICATION UPON COMPLETION OF THE JOB.
- AN AS-GRADED PLAN AT A SCALE OF 1"=40' PREPARED BY THE CIVIL ENGINEER SHALL BE SUBMITTED WITH THE REQUIRED GRADING CERTIFICATIONS TO THE DEPARTMENT UPON JOB COMPLETION FOR ALL HILLSIDE TRACT GRADING AND GRADING WORK IN EXCESS OF 5000 CU. YD. OF EITHER CUT OR FILL OR A COMBINATION THEREOF.
- THE PERMITTEE SHALL PROVIDE SUPERVISORY CONTROL DURING THE GRADING OPERATION TO INSURE COMPLIANCE WITH APPROVED PLANS AND WITH THE MUNICIPAL CODE. WHEN NECESSARY, THE PERMITTEE SHALL AVAIL HIMSELF OF GEOLOGICAL AND FOUNDATION ENGINEERING SERVICES AND THE SERVICES OF A GRADING DEPUTY INSPECTOR TO IMPLEMENT HIS SUPERVISORY CONTROL.
- SUBDRAINS SHALL BE LAID UNDER ALL FILLS PLACED IN NATURAL WATERCOURSES. SUBDRAINS SHALL BE PLACED ALONG THE WATERCOURSE FLOW LINE AND ALONG THE FLOW LINE OF ANY BRANCHES THEREOF. ADDITIONAL SUBDRAINS SHALL BE INSTALLED TO COLLECT ANY ACTIVE OR POTENTIAL SPRINGS OR SEEPS WHICH WILL BE COVERED BY THE FILL. SUBDRAINS SHALL BE INSTALLED AFTER THE WATERCOURSE HAS BEEN EXCAVATED TO FIRM MATERIAL IN PREPARATION FOR RECEIVING THE FILL. INDIVIDUAL DESIGN SHALL BE SHOWN ON EACH PLAN FOR CITY APPROVAL, BASED ON RECOMMENDATIONS OF THE SOILS ENGINEER AND GEOLOGIST TO THE SATISFACTION OF THE DEPARTMENT. PERFORATED SUBDRAIN CONDUIT SHALL BE EITHER TRANSTED OR CORRUGATED GALVANIZED IRON HOT-DIPPED IN ASPHALT, OR PVC. SUCH CONDUITS SHALL BE 6" MIN. DIAMETER FOR RUNS OF 500' OR LESS AND 8" MIN. FOR OVER 500'. FABRIC MAY BE USED TO WRAP AROUND THE GRAVEL POCKET PROVIDED IT IS RECOMMENDED BY A SOILS ENGINEER. SURFACE DRAINAGE SHALL NOT BE PERMITTED TO DISCHARGE INTO A SUBDRAIN.
- TEMPORARY EROSION CONTROL SHALL BE INSTALLED BETWEEN NOVEMBER 1ST AND APRIL 15TH.
- GRADING WHICH INVOLVES REMOVAL OF LATERAL SUPPORT OF PUBLIC WAYS REQUIRES DEPARTMENT OF PUBLIC WORKS APPROVAL.
- GENERAL SPECIFICATIONS FOR ALL GRADING PLANS - BUILDING AND SAFETY FORM B-184 IS A PART OF THE PLANS.
- NO FILL TO BE PLACED, UNTIL THE CITY GRADING INSPECTOR HAS INSPECTED AND APPROVED THE BOTTOM EXCAVATION.
- BUILDING AND SAFETY LETTER DATED 8/2/01 AND REFERENCED REPORTS ARE A PART OF THESE PLANS.
- REGISTERED DEPUTY GRADING INSPECTOR IS REQUIRED ON ALL GRADING AND FOUNDATION EARTHWORK WHERE SITE EXCEED 80,000 SF. (CUT OR FILL SLOPES EXCEEDS 2:1) (CUTS EXCEED 40 FT. IN HEIGHT AND WITHIN 20 FT. OF A PROPERTY LINE) (FOUNDATION EXCAVATION EXTEND BELOW A 1:1 PLANE FROM PROPERTY LINE) (PROJECTS INVOLVE UNUSUAL HAZARDS). SEC. 91.1701.5
- ALL CONCENTRATED DRAINAGE, INCLUDING ROOF WATER, SHALL BE CONDUCTED, VIA GRAVITY, TO THE STREET OR AN APPROVED LOCATION AT A 2% MINIMUM & SHALL NOT CROSS THE PUBLIC WAY.

- ALL FILL OR BACKFILL SHALL BE COMPACTED BY MECHANICAL MEANS TO A MINIMUM 90% RELATIVE COMPACTION AS DETERMINED BY ASTM METHOD D-1557. SUBDRAINS SHALL BE PROVIDED WHERE REQUIRED BY CODE.
- STAKE AND FLAG THE PROPERTY LINES IN ACCORDANCE WITH A LICENSED SURVEY MAP.
- APPROVAL REQUIRED BY THE DEPARTMENT OF PUBLIC WORKS WORK IN AND ADJACENT TO PUBLIC WAY. INSPECTIONS OF EXCAVATION AND FILLS. THE PERMITTEE OR HIS AGENT SHALL NOTIFY THE GRADING INSPECTOR WHEN THE GRADING OPERATION IS READY FOR EACH OF THE FOLLOWING INSPECTIONS.

- INITIAL MEETING/INSPECTION: WHEN THE PERMITTEE IS READY TO BEGIN WORK, BUT BEFORE GRADING OR BRUSHING IS STARTED, A MEETING SHALL BE HELD AT THE PROJECT SITE WITH THE CONTRACTOR AND THE INSPECTOR TO DISCUSS THE APPROVED PLANS, SOILS REPORT, AND THE SEQUENCE OF THE GRADING OPERATION.
- TOP INSPECTION: AFTER THE NATURAL GROUND IS EXPOSED AND PREPARED TO RECEIVE FILL, BUT BEFORE ANY FILL IS PLACED.
- EXCAVATION INSPECTION: AFTER THE EXCAVATION IS STARTED, BUT BEFORE THE VERTICAL DEPTH OF THE EXCAVATION EXCEEDS TEN FEET.
- FILL INSPECTION: AFTER THE FILL EMPLACEMENT IS STARTED, BUT BEFORE THE VERTICAL HEIGHT OF THE FILL EXCEEDS TEN FEET.
- DRAINAGE DEVICE INSPECTION: AFTER FORMS AND PIPE ARE IN PLACE, BUT BEFORE ANY CONCRETE IS PLACED.
- ROUGH GRADING: WHEN ALL ROUGH GRADING HAS BEEN COMPLETED, THIS INSPECTION MAY BE CALLED FOR AT THE COMPLETION OF THE ROUGH GRADING WITHOUT THE NECESSITY OF THE DEPARTMENT HAVING PREVIOUSLY REVIEWED AND APPROVED THE REPORTS.
- FINAL: WHEN ALL WORK, INCLUDING INSTALLATION OF ALL DRAINAGE STRUCTURES AND OTHER PROTECTIVE DEVICES, HAS BEEN COMPLETED AND THE AS-GRADED PLAN AND REQUIRED REPORTS HAVE BEEN SUBMITTED.

SPECIAL (CONTINUOUS) INSPECTIONS:

CONTINUOUS INSPECTION BY A REGISTERED DEPUTY GRADING INSPECTOR SHALL BE PROVIDED FOR THE FOLLOWING CONDITIONS:

- A CONTIGUOUS GRADING AREA EXCEEDING 60,000 SQUARE FEET.
- AN EXCAVATED OR FILLED SLOPE STEEPER THAN TWO HORIZONTAL TO ONE VERTICAL.
- AN EXCAVATED SLOPE EXCEEDING 40 FEET IN HEIGHT AND THE TOP OF WHICH IS WITHIN 20 FEET OF A PROPERTY LINE CONTIGUOUS WITH IMPROVED PRIVATE PROPERTY OR A PUBLIC WAY.
- FOUNDATION EXCAVATIONS BELOW A ONE HORIZONTAL TO ONE VERTICAL PLANE INWARD AND DOWN FROM THE PROPERTY LINE.
- SPECIAL CASES WHERE THE WORK IN THE OPINION OF THE BUILDING OFFICIAL INVOLVES UNUSUAL HAZARDS OR CONDITIONS. FOR EXAMPLE: ALL SHORING, UNDERPINNING, AND SLOT CUTTING WORK REQUIRES THE PRESENCE OF A DEPUTY GRADING INSPECTOR.

ISSUANCE OF CERTIFICATE: IF, UPON FINAL INSPECTION OF ANY EXCAVATION OR FILL, IT IS FOUND THAT THE WORK AUTHORIZED BY THE GRADING PERMIT HAS BEEN SATISFACTORILY COMPLETED IN ACCORDANCE WITH REQUIREMENTS OF THIS CODE, A GRADING CERTIFICATE COVERING SUCH WORK SHALL BE ISSUED TO THE OWNER BY THE SUPERINTENDENT OF BUILDING. UPON THE OWNER'S REQUEST, A SEPARATE CERTIFICATE WILL BE ISSUED FOR EACH LOT FOR WHICH BUILDING PERMITS HAVE BEEN ISSUED OR APPLIED FOR PRIOR TO THE COMPLETION OF THE GRADING. THE SOILS ENGINEER IS TO APPROVE THE KEY OR BOTTOM AND LEAVE A CERTIFICATE ON THE SITE FOR THE GRADING INSPECTOR. THE GRADING INSPECTOR IS TO BE NOTIFIED BEFORE ANY GRADING BEGINS AND, FOR BOTTOM INSPECTION, BEFORE FILL IS PLACED. FILL MAY NOT BE PLACED WITHOUT APPROVAL OF THE GRADING INSPECTOR.

LEGAL DESCRIPTION PER TITLE REPORT:

REAL PROPERTY IN THE COUNTY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

LOT 8 OF TRACT NO. 52172, IN THE CITY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1262, PAGES 59 THROUGH 62 INCLUSIVE OF MAPS, ON FILE IN THE OFFICE OF THE COUNTY RECORDED OF LOS ANGELES COUNTY, STATE OF CALIFORNIA.

EXCEPTING THEREFROM THE NORTHEAST CORNER OF LOT 7 OF SAID TRACT NO. 52172; THENCE, ALONG THE EASTERLY PROLONGATION OF THE NORTHERLY LINE OF SAID LOT 7, NORTH 89°55'34" EAST, 41.83 FEET; THENCE SOUTH 00°4'26" EAST, PARALLEL WITH THE EASTERLY LINE OF SAID LOT, 501.48 FEET TO A POINT ON A CURVE IN THE SOUTHERLY LINE OF SAID LOT 8, SAID POINT ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 1168.00 FEET, A RADIAL BEARING TO SAID POINT BEARS SOUTH 08°49'17" WEST; THENCE NORTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 02° 05'00", AN ARC LENGTH OF 42.47 FEET, TO THE SOUTHEAST CORNER OF SAID LOT 7; THENCE, NORTH 00°4'26" EAST, 494.16 FEET, ALONG THE EAST LINE OF SAID LOT 7, TO THE POINT OF BEGINNING.

UNAUTHORIZED CHANGES & USES:

THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.

SITE ADDRESS LOT 8 HARBOR GATEWAY 1451 W. KNOX STREET LOS ANGELES, CA	
OWNER BOEING REALTY CORP. 15480 LAGUNA CANYON ROAD SUITE 200 IRVINE, CALIFORNIA 92618	DEVELOPER OVERTON MOORE PROPERTIES 1125 W. 190TH STREET SUITE 200 GARDENA, CALIFORNIA 90248
SOILS ENGINEER NORCAL ENGINEERING SOILS AND GEOTECHNICAL CONSULTANTS 10641 HUMBOLT STREET LOS ALAMITOS, CA 90720 (562) 799-9469 FAX (562) 799-9459	

ENGINEERS NOTE TO CONTRACTOR:

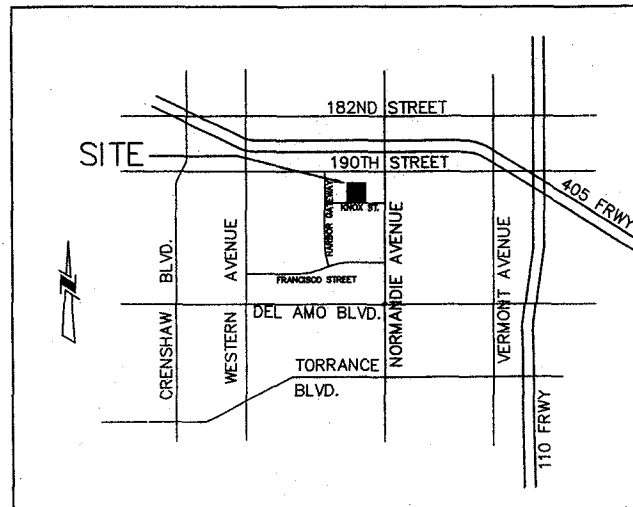
THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES, PIPES, AND/OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL ASCERTAIN THE TRUE VERTICAL AND HORIZONTAL LOCATION OF THOSE UNDERGROUND UTILITIES TO BE USED AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ANY PUBLIC OR PRIVATE UTILITIES, SHOWN OR NOT SHOWN HEREON.

IMPORTANT NOTICE
Section 4216/4217 of the Government Code requires a Dig Alert Identification Number be obtained before a Permit to Excavate will be valid. For your Dig Alert ID Number Call
1-800-422-4133
For Underground Locating 2 Working Days before You Dig

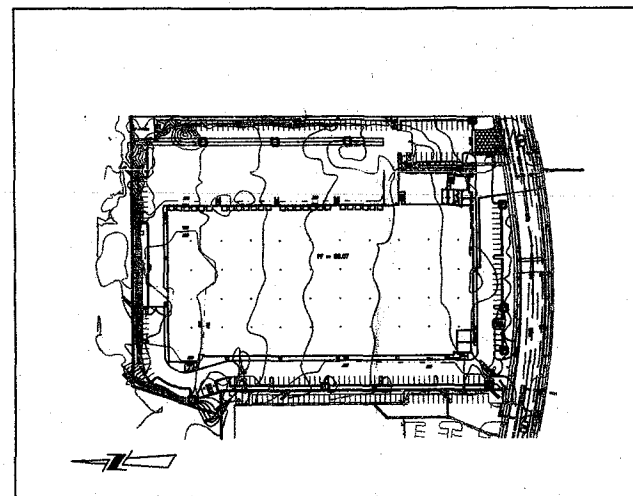
UNDERGROUND SERVICE ALERT

1-800-422-4133
For Underground Locating
2 Working Days before You Dig

LOT 8 OF TRACT 52172-02



VICINITY MAP
N.T.S.



PROJECT MAP
N.T.S.

LEGEND

- FS SLOPE
- TC FINISHED SURFACE
- GB TOP OF CURB
- TW GRADE BREAK
- FF TOP OF WALL
- HP FINISHED FLOOR
- FL HIGH POINT
- FL FLOWLINE
- TG TOP OF GRATE
- INV PIPE INVERT
- TOSD TOP OF STORM DRAIN
- BOSD BOTTOM OF STORM DRAIN
- TOW TOP OF WATER
- BOW BOTTOM OF WATER
- P.O.C. POINT OF CONNECTION
- FW FIRE LINE (WATER)
- SS SANITARY SEWER LINE
- SD STORM DRAIN LINE
- EXISTING TELEPHONE MANHOLE
- SEWER CLEANOUT
- TRUST BLOCK
- PROPOSED FENCE
- EXISTING FENCE
- EXISTING STORM DRAIN MANHOLE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING STREET LIGHT
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- CATCH BASIN
- DETECTOR CHECK VAULT
- WATER METER
- EXISTING STREET LIGHT PULLBOX
- PCC PAVEMENT
- AC PAVEMENT
- PCC SIDEWALK

EARTHWORK STATEMENT OF QUANTITIES:

CUT: 8,380 CUBIC YARDS
FILL: 10,700 CUBIC YARDS
NET: 2,320 CUBIC YARDS (IMPORT)

Note: The quantities as shown hereon are for permit and/or bonding purposes only. The Grading Contractor shall be responsible for verification of quantities prior to the start of grading and account for distributing any excess material or supplying any deficiencies to bring site to design grade. The above cut and fill figures represent pure volume figures only. There is no consideration taken for shrinkage, subsidence, or any other loss factor.

BENCH MARK

NUMBER: 21-00992
ELEVATION: 54.718 FEET
DESCRIPTION: 1 3/4" BRASS DISC
LOCATION: AT 3.5 FT E/O E CURB WESTERN AVE., 10 FT S/O BCR 190TH ST., SE CORNER CB

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PROJECT IS THE CENTER-LINE OF 190TH STREET BEING NORTH 89°55'34" EAST AS SHOWN ON TRACT NO. 52172 FILED IN BOOK 1262, PAGES 59 THROUGH 62 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY, OCTOBER 10, 2001.

CONSTRUCTION NOTES

- CONSTRUCT P.C.C. CURB PER CITY OF L.A. STD. S-410-2 TYPE A.
- CONSTRUCT P.C.C. CURB & GUTTER PER CITY OF L.A. STD. S-410-1 TYPE C.
- CONSTRUCT 4" THICK PCC SIDEWALK PER APWA STD. 112-1.
- CONSTRUCT CATCH BASIN PER CITY OF L.A. STD. S-351-1 CASE 1.
- CONSTRUCT GRATE INLET PER BROOKS STD TYPE 3636 E24 B61 W/ TRAFFIC GRATE.
- CONSTRUCT 12" VALLEY GUTTER PER DETAIL
- CONSTRUCT "U" GUTTER PER DETAIL
- CONSTRUCT 7" PCC OVER NATIVE PER SOILS REPORT
- CONSTRUCT 3" A.C. OVER 4" CLASS II AB COMPACTED SUBGRADE (90%) PER SOILS REPORT.
- CONSTRUCT 4" A.C. OVER 12" CLASS II AB COMPACTED SUBGRADE (90%) PER SOILS REPORT.
- CONSTRUCT PCC CURB RAMP PER APWA STD. 111-2, CASE A, TYPE 1.
- CONSTRUCT PCC CURB RAMP PER APWA STD. 111-2, CASE D, TYPE 1. MODIFIED
- LANDSCAPE PER ARCHITECTURAL PLANS.
- CONSTRUCT JUNCTION STRUCTURE PER L.A. CITY STD. 302-1.
- CONSTRUCT JUNCTION STRUCTURE PER L.A. CITY STD. 300-1.
- CONSTRUCT CONCRETE COLLAR PER L.A. CITY STD. 333-0.
- CONSTRUCT 12" CPP SDR 2000
- CONSTRUCT 18" CPP SDR 2000
- CONSTRUCT 24" CPP SDR 2000
- CONSTRUCT 30" CPP SDR 2000
- SAWCUT, REMOVE AND REPLACE (2' MIN) EXISTING AC PAVEMENT PER A.P.W.A. STD 133-1 CASE 1. DEPTH TO MATCH EXISTING.

UTILITY NOTES

- INSTALL 10" PVC C900, CL150 WATER PIPE.
- CONSTRUCT 10" X 90" BEND W/ THRUST BLOCK.
- CONSTRUCT 10" X 45" BEND W/ THRUST BLOCK.
- CONSTRUCT 10" X 22.5" BEND W/ THRUST BLOCK.
- CONSTRUCT 10"X6" PVC F.H. TEE W/ THRUST BLOCK.
- INSTALL FIRE HYDRANT ASSEMBLY PER DWP STD. DRAWING NO. A9456-2 W/PVC PIPE.
- INSTALL 2" PVC WATERLINE.
- CONNECT TO EXISTING SEWER LATERAL AT P.L.
- CONSTRUCT 6" VCP (EXTRA STRENGTH) SEWER LATERAL PER L.A. CITY STD. S-110-1.
- CONSTRUCT SEWER CLEAN-OUT PER LA CITY SPECIFICATION S-164-0.
- DETECTOR CHECK IN VAULT INSTALLED BY DWP.
- CONSTRUCT 10" X 10" TEE W/ THRUST BLOCK.

SHEET INDEX

TITLE SHEET	C1
HORIZONTAL CONTROL PLAN	C2
GRADING PLAN	C3
UTILITY PLAN	C4
EROSION CONTROL PLAN	C5
DETAIL SHEET	C6

THIS PLAN HAS BEEN REVIEWED AND CONFORMS TO THE RECOMMENDATIONS OF THE SOIL ENGINEERING AND GEO-TECHNICAL REPORT DATED MARCH 15, 2004

KEITH D. TUCKER	RGE 841	DATE	SEAL
PREPARED UNDER THE SUPERVISION OF TAIT & ASSOCIATES, INC.			
JACOB VANDERVIS	RCE# 46301	DATE	SEAL

TITLE SHEET

1541 W. KNOX STREET
LOS ANGELES, CA 90005
BOEING REALTY CORPORATION
15480 LAGUNA CANYON ROAD SUITE 200
IRVINE, CALIFORNIA 92618

DRAWN BY
DATE: 6/19/04
CHECKED BY
DATE: 6/19/04
DATE: 6/19/04
DATE: 6/19/04
JOB NO: 9-02889

C1
1 OF 7

TAIT & ASSOCIATES, INC.
701 NORTH PARKCENTER DR.
SANTA ANA, CA 92705
(714) 560-8200 TEL
(714) 560-8211 FAX

BY DATE CHK
NO. DESCRIPTION REVISIONS

LEGAL DESCRIPTION PER TITLE REPORT: A

REAL PROPERTY IN THE COUNTY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

LOT 8 OF TRACT NO. 52172, IN THE CITY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1262, PAGES 58 THROUGH 62 INCLUSIVE OF MAPS, ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY, STATE OF CALIFORNIA.

EXCEPTING THEREFROM THE NORTHEAST CORNER OF LOT 7 OF SAID TRACT NO. 52172, THENCE, ALONG THE EASTERLY PROLONGATION OF THE NORTHERLY LINE OF SAID LOT 7, NORTH 89°55'34" EAST, 41.83 FEET; THENCE SOUTH 00°04'28" EAST, PARALLEL WITH THE EASTERLY LINE OF SAID LOT 7, 501.48 FEET TO A POINT ON A CURVE IN THE SOUTHERLY LINE OF SAID LOT 7, SAID POINT ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 1185.00 FEET, A RADIAL BEARING TO SAID POINT BEARS SOUTH 08°49'17" WEST; THENCE NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°05'00", AN ARC LENGTH OF 42.47 FEET, TO THE SOUTHEAST CORNER OF SAID LOT 7, THENCE NORTH 07°42'26" WEST, 484.16 FEET, ALONG THE EAST LINE OF SAID LOT 7, TO THE POINT OF BEGINNING.

EASEMENTS: A

THE FOLLOWING EASEMENTS ARE LISTED AS EXCEPTIONS TO COVERAGE IN A COMMITMENT FOR TITLE INSURANCE PREPARED BY CHICAGO TITLE INSURANCE COMPANY REPORT COMMITMENT NO. 71030841-259, DATED APRIL 13, 2004.

INDICATES ITEMS SHOWN HEREON (NUMBERED AC ACCORDING TO THE TITLE REPORT)

- 1-3 TAXES AND LIENS
- 4 COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED DECEMBER 22, 1948 AS INSTRUMENT NO. 1997 IN BOOK 29336, PAGE 142, OF OFFICIAL RECORDS.
- 5 A COVENANT AND AGREEMENT UPON AND SUBJECT TO THE TERMS AND CONDITIONS BY BOEING REALTY CORPORATION IN FAVOR OF THE CITY OF LOS ANGELES, RECORDED AUGUST 6, 1949 AS INSTRUMENT NO. 98-1575300, OF OFFICIAL RECORDS.
- 6 A COVENANT AND AGREEMENT UPON AND SUBJECT TO THE TERMS AND CONDITIONS BY BOEING REALTY CORPORATION IN FAVOR OF THE CITY OF LOS ANGELES, RECORDED NOVEMBER 19, 1998 AS INSTRUMENT NO. 98-2124227, OF OFFICIAL RECORDS.
- 7 AN AGREEMENT, DATED NOVEMBER 18, 1998 EXECUTED BY COUNTY SANITATION DISTRICT NO. 5 OF LOS ANGELES COUNTY AND BOEING REALTY CORPORATION, SUBJECT TO THE TERMS AND CONDITIONS RECORDED DECEMBER 28, 1998 AS INSTRUMENT NO. 98-2340918, OF OFFICIAL RECORDS.
- 8 A DECLARATION OF RESTRICTIVE COVENANTS DATED DECEMBER 28, 1998 EXECUTED BY BOEING REALTY CORPORATION, SUBJECT TO ALL TERMS, PROVISIONS AND CONDITIONS THEREIN, RECORDED DECEMBER 30, 1998 AS INSTRUMENT NO. 98-2372385, OF OFFICIAL RECORDS.
- 9 A DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS DATED DECEMBER 28, 1998 EXECUTED BY BOEING REALTY CORPORATION, SUBJECT TO ALL TERMS, PROVISIONS AND CONDITIONS THEREIN, RECORDED DECEMBER 30, 1998 AS INSTRUMENT NO. 98-2372386 OF OFFICIAL RECORDS.
- 10 A COVENANT AND AGREEMENT UPON AND SUBJECT TO THE TERMS AND CONDITIONS BY BOEING REALTY CORPORATION IN FAVOR OF THE CITY OF LOS ANGELES, RECORDED FEBRUARY 02, 1999 AS INSTRUMENT NO. 99-0169553, OF OFFICIAL RECORDS.
- 11 COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED AUGUST 06, 1999 AS INSTRUMENT NO. 99-1483487, OF OFFICIAL RECORDS.
- 12 AN EASEMENT OR OTHER RIGHTS SET FORTH IN THE DOCUMENT ABOVE.
- 13 A COVENANT AND AGREEMENT UPON AND SUBJECT TO THE TERMS AND CONDITIONS BY BOEING REALTY CORPORATION IN FAVOR OF THE CITY OF LOS ANGELES, RECORDED JUNE 5, 2001 AS INSTRUMENT NO. 01-0973770, OF OFFICIAL RECORDS.
- 14 A COVENANT AND AGREEMENT UPON AND SUBJECT TO THE TERMS AND CONDITIONS BY BOEING REALTY CORPORATION IN FAVOR OF THE CITY OF LOS ANGELES, RECORDED JUNE 5, 2001 AS INSTRUMENT NO. 01-0973771, OF OFFICIAL RECORDS.
- 15 A COVENANT AND AGREEMENT UPON AND SUBJECT TO THE TERMS AND CONDITIONS BY BOEING REALTY CORPORATION IN FAVOR OF THE CITY OF LOS ANGELES, RECORDED JUNE 5, 2001 AS INSTRUMENT NO. 01-0973772, OF OFFICIAL RECORDS.
- 16-19 WATER RIGHTS, RIGHT OF POSSESSION, TRANSACTIONS VESTING REQUIREMENTS.

CERTIFICATION:

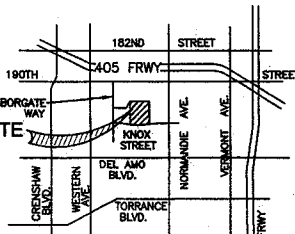
TO BOEING REALTY CORPORATION, A CALIFORNIA CORPORATION AND CHICAGO TITLE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM, AND NSPS, AND INCLUDES IN 1999, AND IN EFFECT ON THE DATE OF THIS CERTIFICATION. UNDERSIGNED FURTHER CERTIFIES THAT PROPER FIELD PROCEDURES, INSTRUMENTATION, AND ADEQUATE PERSONNEL WERE EMPLOYED IN ORDER TO ACHIEVE RESULTS COMPARABLE TO THOSE OUTLINED IN THE "MINIMUM ANGLE, DISTANCE, AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS."

MICHAEL SIMON, P.L.S. 6034
REGISTRATION EXPIRES JUNE 30, 2005

IMPORTANT NOTICE
Section 42101 of the California Civil Code requires that a copy of this map be filed with the County Clerk of the County in which the land is located. For more information, please call the County Clerk's Office at (800) 422-4133.

ENGINEER'S NOTE TO CONSTRUCTION
The engineer and surveyor of any underground utilities shown on this map are not responsible for the accuracy of the information provided. It is the responsibility of the contractor to verify the location and depth of all utilities before construction.



VICINITY MAP
(NOT TO SCALE)

ASSESSOR'S PARCEL NUMBER:

APN: 7351-037-022

LOT AREA:

MIN. LOT AREA (sq. ft.) 7.26 AC. = 316,256 sq. ft.

SET BACK REQUIREMENTS:

INFORMATION BASED ON HARBOR GATEWAY BUSINESS PARK ASSOCIATION DESIGNED GUIDELINES DATED JUNE 2000.

BUILDING SETBACK	25'
ON-SITE LANDSCAPE	25', 15' IN WIDTH
SOUTH PL ADJACENT TO EXISTING RESIDENTIAL	8' HIGH CONC. WALL
ONE SIDE AND REAR INTERIOR PARCEL LINES, BUILDING SETBACK	0.5'
PLANTING STRIP REQUIRED BETWEEN ALL SIDE OR REAR PL LINES AND ANY PARKING AREAS OR ACCESS DRIVES	5' MIN.
IF PLANTING STRIP IS BEING USED AS A CAR OVERHANG,	7' 8"

MAX STRUCTURE HEIGHT:

MAX STRUCTURE HEIGHT (ft) 45
INDUSTRIAL ADJACENT (WITHIN 300 FEET) TO RESIDENTIAL

ZONING:

M3-1

FLOOD ZONE:

ZONE X - AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOOD PLAIN
FEMA PANEL NO. 0601370101D
REVISED JULY 8, 1998

UTILITY PURVEYORS:

COMCAST CABLE- CABLE TV	(310) 397-3998
CITY OF LOS ANGELES BUREAU OF SANITATION- SEWER	(213) 847-0527
LOS ANGELES POWER AND WATER- WATER	(213) 367-4211
VERIZON- TELEPHONE	(800) 310-2355
LOS ANGELES POWER AND WATER- POWER	(213) 367-4211
THE GAS COMPANY	(714) 634-3248
CITY OF LOS ANGELES BUREAU OF SANITATION- TRASH	(213) 473-7878

BENCHMARK:

NO 21-00992
3.3" BRASS DISC AT 3.5 FT. E/O E. CURB WESTERN AVENUE,
10 FEET S/O BCR 190TH STREET, SE CORNER CB
ELEVATION=54.718 FEET
DATUM 1985

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTER-LINE OF 190TH STREET BEING NORTH 89°55'34" EAST AS SHOWN ON TRACT NO. 52172 FILED IN BOOK 1262, PAGES 58 THROUGH 62 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY, OCTOBER 10, 2001.

RECORD DATA:

- () INDICATES RECORD DATA ACCORDING TO MAP TRACT NO. 52172, FILED IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY.
- [] INDICATES RECORD DATA ACCORDING TO LOT LINE ADJUSTMENT RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY, CALIFORNIA.

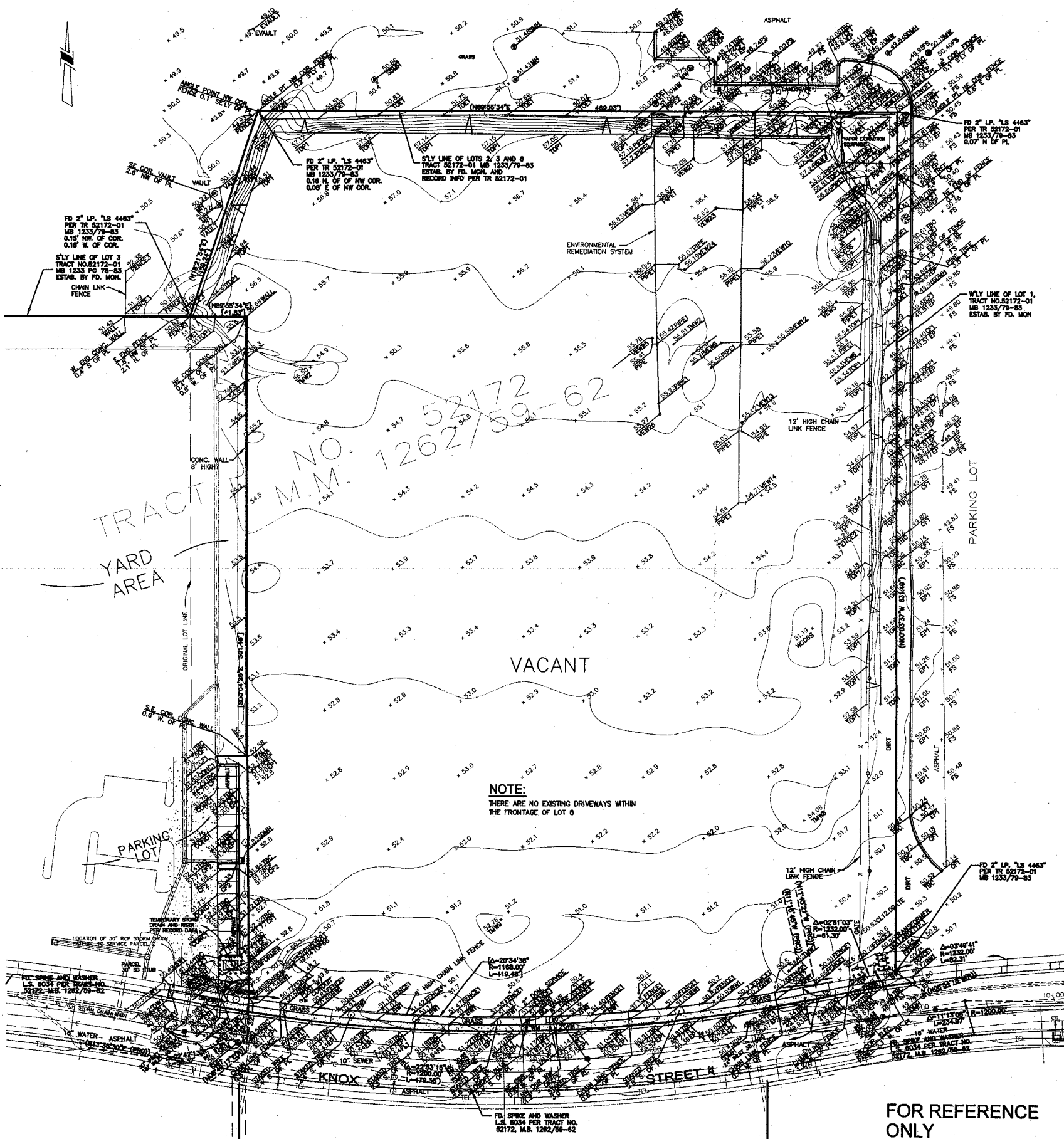
LEGEND:

- AC ASPHALT
- A.P.N. ASSESSOR'S PARCEL NUMBER
- BW BACK OF WALK
- CONC CONCRETE
- CONC CONCRETE
- EP EDGE OF PAVEMENT
- EPANEL ELECTRIC PANEL
- FD FOUND
- BM BENCH MARK
- L.S. LAND SURVEYOR
- MON. MONUMENT
- O.R. OFFICIAL RECORDS
- P.L. PROPERTY LINE
- TEMP POWER POLE
- R.C.E. REGISTERED CIVIL ENGINEER
- TO TOP OF CURB
- SMH SEWER MANHOLE
- TPB TRAFFIC PULLBOX
- STAKED TREE
- PINE TREE
- FS FINISHED SURFACE
- SD STORM DRAIN MAN HOLE
- BOLLARD
- FIRE HYDRANT
- SIGN
- FOUND WELL MONUMENT
- OF CURB FACE
- WM WATER METER
- DWY DRIVEWAY
- FOUND WELL MONUMENT
- TMW TEMPORARY MOTORING WELL

LEGEND:

- SEWER LINE
- WATER LINE
- OVERHEAD WIRES
- ELECTRIC
- STORM DRAIN

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

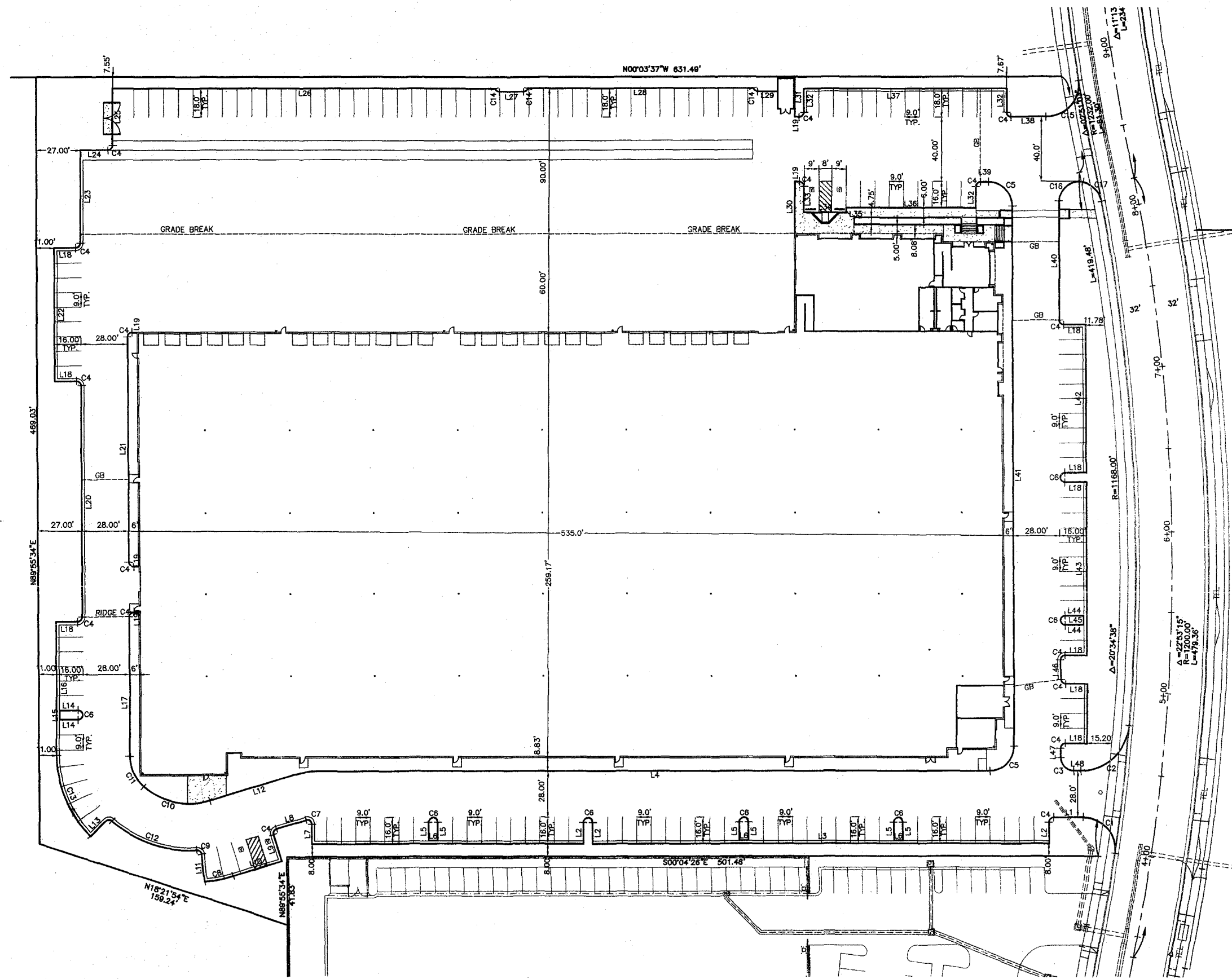


NOTE:
THERE ARE NO EXISTING DRIVEWAYS WITHIN THE FRONTAGE OF LOT 8

FOR REFERENCE ONLY

ALTACSM LAND TITLE SURVEY 1451 W. KNOX ST., LOS ANGELES, CA. 90001 CITY OF LOS ANGELES, CALIFORNIA BOEING REALTY CORPORATION 15480 IRVINE, CALIFORNIA 92618		DRAWN: JAC DATE: 03-10-04 CHECKED: GBS DATE: 03-10-04 REVISION: #1/2004 DATE: 7/18/2004 JOB NO: 573235N
Tait & Associates, Inc. Engineering • Architecture • Surveying 1451 W. KNOX ST., LOS ANGELES, CA. 90001 (714) 880-8800 (714) 880-8811 FAX www.tait.com		CHANGES PER NEW TITLE REPORT BY DATE WORK IN PROGRESS REVISIONS

BOE-C6-0100750



LINE TABLE		
LINE	LENGTH	BEARING
L1	17.87	N00°04'26\"W
L2	13.00	N89°55'36\"E
L3	282.00	N00°04'26\"W
L4	417.46	N00°04'26\"W
L5	11.50	N89°55'34\"E
L6	6.00	N00°04'26\"W
L7	12.01	N89°55'34\"E
L8	18.99	N16°54'13\"W
L9	17.00	N73°05'47\"E
L10	30.87	N16°54'13\"W
L11	17.04	N84°12'15\"E
L12	54.15	N16°54'13\"W
L13	12.71	N44°57'48\"W
L14	11.50	N00°04'26\"W
L15	6.00	N89°55'34\"E
L16	81.25	N89°55'34\"E
L17	85.05	N89°55'34\"E
L18	13.00	N00°04'26\"W
L19	3.00	N00°04'26\"W
L20	140.92	N89°55'34\"E
L21	136.97	N89°55'34\"E
L22	81.00	N89°55'34\"E
L23	57.00	N89°55'34\"E
L24	16.76	N00°04'26\"W
L25	35.58	N89°55'34\"E
L26	234.63	N00°04'26\"W
L27	15.00	N00°04'26\"W
L28	138.51	N00°04'26\"W
L29	12.04	N00°04'26\"W
L30	31.75	N89°55'34\"E
L31	24.95	N89°55'34\"E
L32	13.00	N89°55'34\"E
L33	16.00	N89°55'34\"E
L34	26.00	N00°04'26\"W
L35	3.00	N89°55'34\"E
L36	81.00	N00°04'26\"W
L37	126.15	N00°04'26\"W
L38	21.10	N00°04'26\"W
L39	5.00	N00°04'26\"W
L40	72.81	N89°55'34\"E
L41	329.75	N89°55'34\"E
L42	90.00	N89°55'34\"E
L43	105.26	N89°55'34\"E
L44	11.50	N00°04'26\"W
L45	12.00	N89°55'34\"E
L46	5.61	N89°55'34\"E
L47	4.35	N00°04'26\"W
L48	4.35	N00°04'26\"W

CURVE TABLE		
CURVE	LENGTH	RADIUS
C1	33.61	19.50
C2	44.54	30.00
C3	12.57	8.00
C4	4.71	3.00
C5	23.56	15.00
C6	9.42	3.00
C7	5.59	3.00
C8	18.03	93.00
C9	4.59	3.00
C10	43.51	42.50
C11	20.60	24.50
C12	55.85	70.50
C13	54.06	69.00
C14	3.77	3.00
C15	34.57	20.00
C16	21.56	12.00
C17	17.37	15.00

NOTES:

ALL BEARINGS ARE HELD PARALLEL & PERPENDICULAR TO THE NORTH AND WEST PROPERTY LINES UNLESS OTHERWISE NOTED.

SEE ARCHITECTURAL SITE PLANS FOR ALL DETAILS.

SEE INDIVIDUAL FOUNDATION PLANS FOR ALL BUILDING DIMENSIONS.

THE CONSTRUCTION SURVEYOR IS RESPONSIBLE TO REPORT ANY AND ALL DISCREPANCIES, TO THIS OFFICE, PRIOR TO CONSTRUCTION.

THIS IS NOT A STAKING PLAN BUT A CHECK AND VERIFICATION OF THE MAJOR DIMENSIONS AS SHOWN ON THE ARCHITECTURAL SITE PLAN.

IMPORTANT NOTICE
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For Underground Locating 2 Working Days before You Dig

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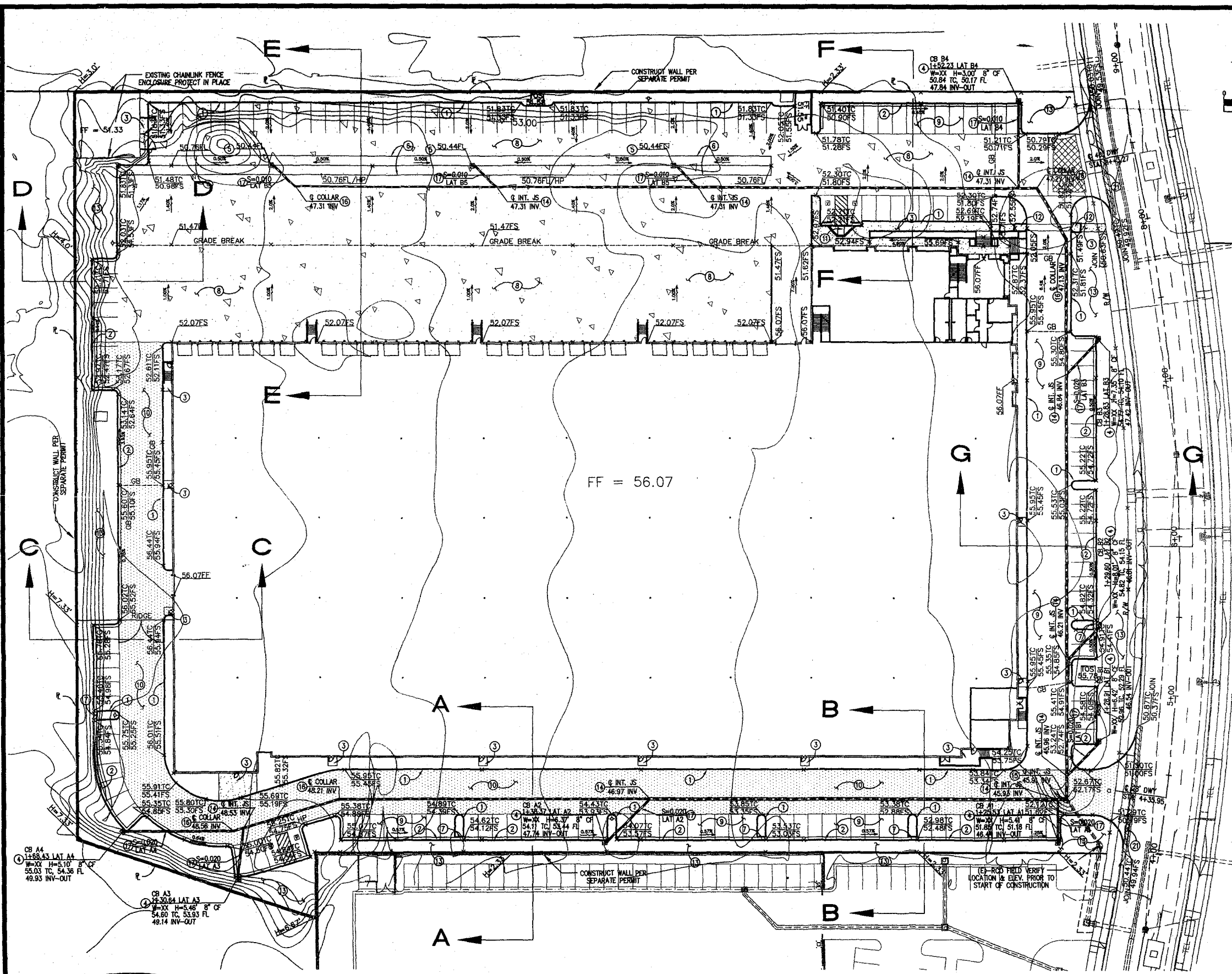
PREPARED UNDER THE SUPERVISION OF
TAT & ASSOCIATES, INC.
JACOB VANDERVIS RCE# 46301
DATE
SEAL

TAT & ASSOCIATES, INC.
701 NORTH PARKCENTER DR.
SANTA ANA, CA 92705
(714) 560-8200 TEL
(714) 360-8211 FAX

HORIZONTAL CONTROL PLAN
1541 W. KNOX STREET
LOS ANGELES, CALIFORNIA
BOEING REALTY CORPORATION
15480 LAGUNA CANYON ROAD, SUITE 200
IRVINE, CALIFORNIA 92618

DRAWN: ED
DATE: 6/15/04
CHECKED: JV
DATE: 6/15/04
REVISION # 1
DATE: 6/5/04
JOB NO: SP3289N

C3
3 OF 7

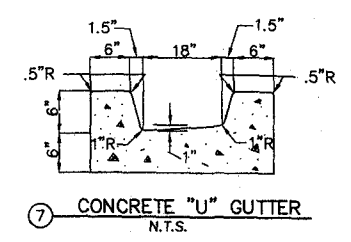


LEGEND

→ SLOPE
 TOS TOP OF SLAB
 FS FINISHED SURFACE
 TC TOP OF CURB
 GB GRADE BREAK
 TW TOP OF WALL
 FF FINISHED FLOOR
 HP HIGH POINT
 FL FLOWLINE
 TG TOP OF GRATE

PCC PAVEMENT
 AC PAVEMENT
 PCC SIDEWALK

- CONSTRUCTION NOTES**
1. CONSTRUCT P.C.C. CURB PER CITY OF L.A. STD. S-410-2 TYPE A.
 2. CONSTRUCT P.C.C. CURB & GUTTER PER CITY OF L.A. STD. S-410-1 TYPE C.
 3. CONSTRUCT 4" THICK PCC SIDEWALK PER APWA STD. 112-1.
 4. CONSTRUCT CATCH BASIN PER CITY OF L.A. STD. S-351-1 CASE 1.
 5. CONSTRUCT GRATE INLET PER BROOKS STD TYPE 3636 E24 B61 W/ TRAFFIC GRATE.
 6. CONSTRUCT 12" VALLEY GUTTER PER DETAIL.
 7. CONSTRUCT "U" GUTTER PER DETAIL.
 8. CONSTRUCT 7" PCC OVER NATIVE PER SOILS REPORT.
 9. CONSTRUCT 3" A.C. OVER 4" CLASS II AB COMPACTED SUBGRADE (90%) PER SOILS REPORT.
 10. CONSTRUCT 4" A.C. OVER 12" CLASS II AB COMPACTED SUBGRADE (90%) PER SOILS REPORT.
 11. CONSTRUCT PCC CURB RAMP PER APWA STD. 111-2, CASE A, TYPE 1.
 12. CONSTRUCT PCC CURB RAMP PER APWA STD. 111-2, CASE D, TYPE 1, MODIFIED.
 13. LANDSCAPE PER ARCHITECTURAL PLANS.
 14. CONSTRUCT JUNCTION STRUCTURE PER L.A. CITY STD. 302-1.
 15. CONSTRUCT JUNCTION STRUCTURE PER L.A. CITY STD. 300-1.
 16. CONSTRUCT CONCRETE COLLAR PER L.A. CITY STD. 333-0.
 17. CONSTRUCT 12" CPP SDR 2000.
 18. CONSTRUCT 18" CPP SDR 2000.
 19. CONSTRUCT 24" CPP SDR 2000.
 20. CONSTRUCT 30" CPP SDR 2000.
 21. SAWCUT, REMOVE AND REPLACE (2" MIN) EXISTING AC PAVEMENT PER A.P.W.A. STD 133-1 CASE 1, DEPTH TO MATCH EXISTING.



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PREPARED UNDER THE SUPERVISION OF
 TAIT & ASSOCIATES, INC.

JACOB VANDERVIS RCE# 46301 DATE SEAL

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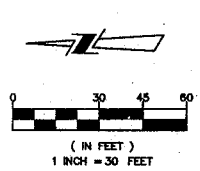
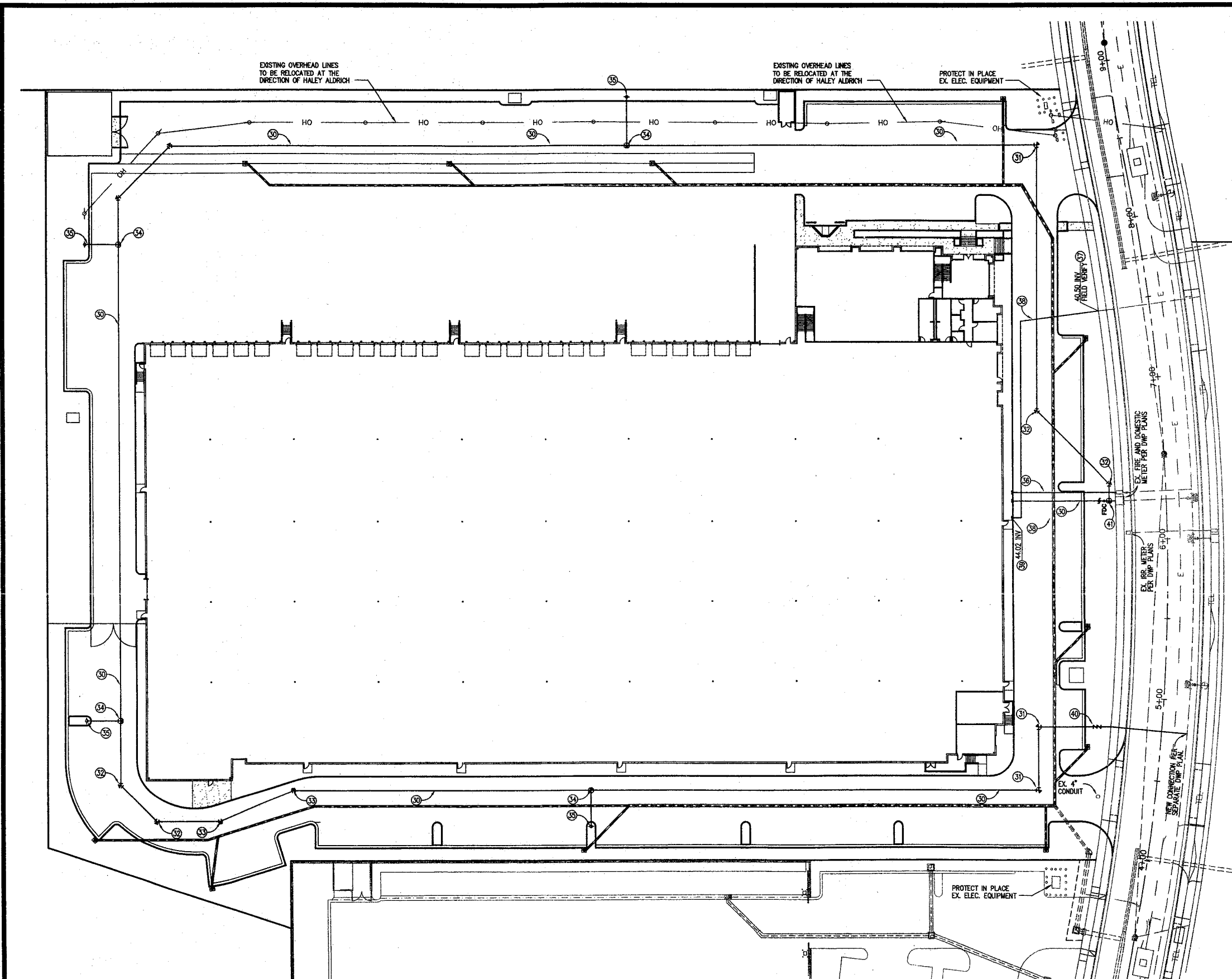
GRADING PLAN

1541 W. KNOX STREET
 LOS ANGELES, CALIFORNIA
 BOEING REALTY CORPORATION
 15480 LAGUNA CANYON ROAD SUITE 200
 IRVINE, CALIFORNIA 92618

DRAWN BY: JAV
 DATE: 8/15/04
 CHECKED BY: JAV
 DATE: 8/15/04
 REVISION # 1
 DATE: 8/17/04
 JOB NO: SP3289N

C4
 4 OF 7

BOE-C6-0100752



- LEGEND**
- TG TOP OF GRATE
 - INV PIPE INVERT
 - TOSD TOP OF STORM DRAIN
 - BOSD BOTTOM OF STORM DRAIN
 - TOW TOP OF WATER
 - BOW BOTTOM OF WATER
 - P.O.C. POINT OF CONNECTION
 - FW FIRE LINE (WATER)
 - SS SANITARY SEWER LINE
 - SD STORM DRAIN LINE
 - ⊙ EXISTING TELEPHONE MANHOLE
 - ⊙ SEWER CLEANOUT
 - ▲ TRUST BLOCK
 - PROPOSED FENCE
 - EXISTING FENCE
 - ⊙ EXISTING STORM DRAIN MANHOLE
 - ⊙ EXISTING SANITARY SEWER MANHOLE
 - ⊙ EXISTING STREET LIGHT
 - ⊙ EXISTING WATER VALVE
 - ⊙ EXISTING FIRE HYDRANT
 - ⊙ PROPOSED FIRE HYDRANT
 - CATCH BASIN
 - ⊙ DETECTOR CHECK VALVE
 - ⊙ WATER METER
 - ⊙ EXISTING STREET LIGHT PULLBOX

- UTILITY NOTES**
- 30 INSTALL 10" PVC C900, CL150 WATER PIPE.
 - 31 CONSTRUCT 10" X 90° BEND W/ THRUST BLOCK.
 - 32 CONSTRUCT 10" X 45° BEND W/ THRUST BLOCK.
 - 33 CONSTRUCT 10" X 22.5° BEND W/ THRUST BLOCK.
 - 34 CONSTRUCT 10"X6" PVC F.H. TEE W/ THRUST BLOCK.
 - 35 INSTALL FIRE HYDRANT ASSEMBLY PER DWP STD. DRAWING NO. A9456-2 W/PVC PIPE.
 - 36 INSTALL 2" PVC WATERLINE.
 - 37 CONNECT TO EXISTING SEWER LATERAL AT P.L.
 - 38 CONSTRUCT 6" VCP (EXTRA STRENGTH) SEWER LATERAL PER L.A. CITY STD. S-110-1.
 - 39 CONSTRUCT SEWER CLEAN-OUT PER LA CITY SPECIFICATION S-164-0.
 - 40 DETECTOR CHECK IN VAULT INSTALLED BY DWP.
 - 41 CONSTRUCT 10" X 10" TEE W/ THRUST BLOCK.
 - 42 IRR. WATER METER INSTALLED BY DWP.

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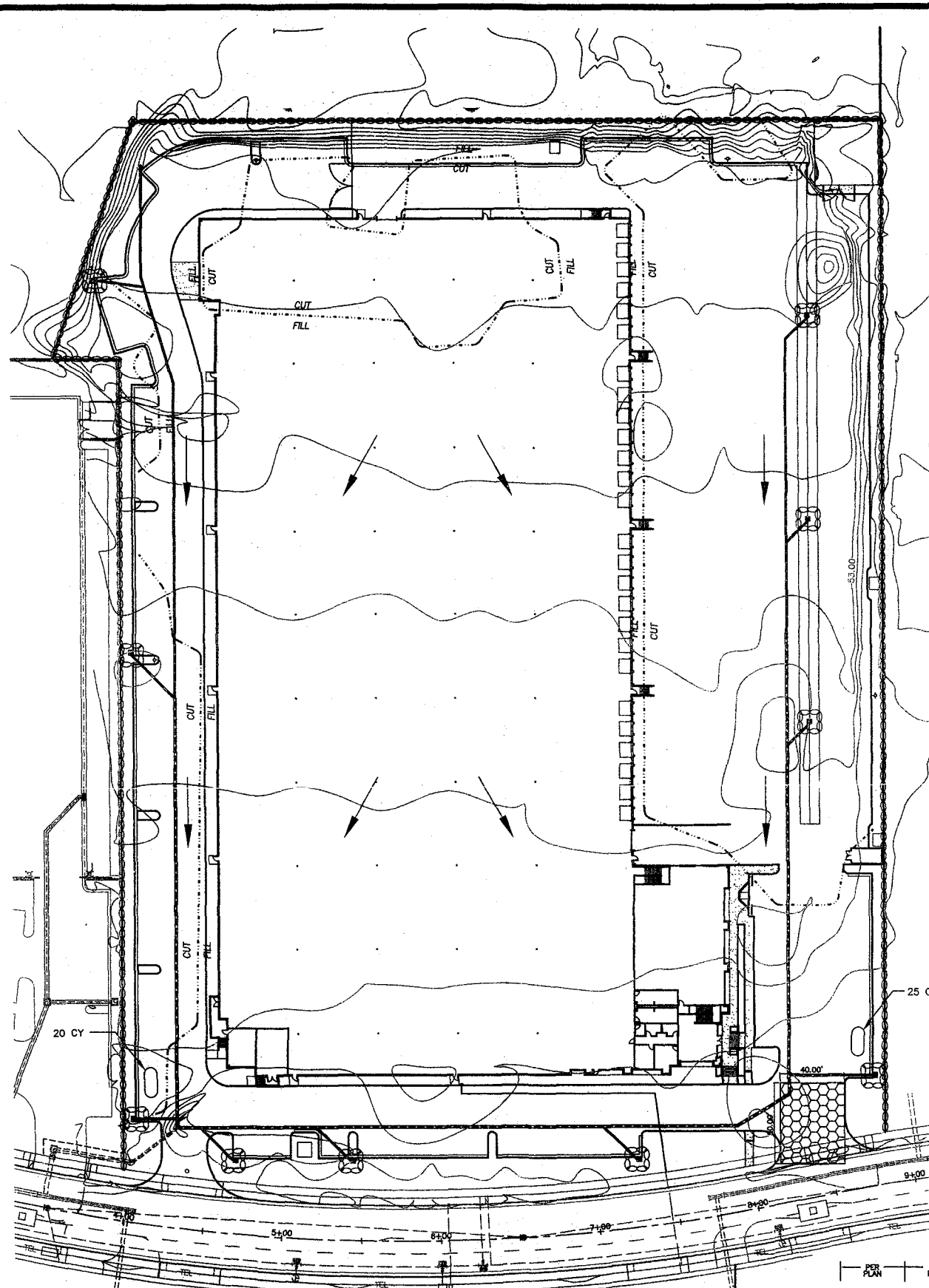
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UTILITY PLAN
1541 W. KNOX STREET
LOS ANGELES, CALIFORNIA
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DRAWN:EO
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REVISION # 1
DATE:8/3/04
JOB NO:SP3289N

C5
5 OF 7



SILTATION AND SEDIMENT CONTROL MEASURES

1. THE SEDIMENT BASINS SHALL BE PROVIDED AT THE LOWER END OF EVERY DRAINAGE AREA PRODUCING SEDIMENT RUNOFF. THE BASINS SHALL BE MAINTAINED AND CLEANED TO DESIGN CONTOURS AFTER EVERY RUNOFF PRODUCING STORM. THE BASINS SHOULD BE SEMI-PERMANENT STRUCTURES THAT WOULD REMAIN UNTIL SOIL STABILIZING VEGETATION HAS BECOME WELL ESTABLISHED ON ALL ERODIBLE SLOPES.
2. SEDIMENTATION BASINS MAY NOT BE REMOVED OR MADE INOPERATIVE WITHOUT PRIOR APPROVAL OF THE COUNTY ENGINEER.
3. UTILITY TRENCHES THAT ARE CUT THROUGH BASIN DIKES OR BASIN INLET DIKES SHALL BE PLUGGED WITH GRAVELBAGS FROM TOP OF PIPE TO TOP OF DIKE.
4. ALL UTILITY TRENCHES SHALL BE BLOCKED AT THE PRESCRIBED INTERVALS WITH A DOUBLE ROW OF GRAVELBAGS WITH A TOP ELEVATION TWO GRAVELBAGS BELOW THE GRADED SURFACE OF THE STREET. GRAVELBAGS ARE TO BE PLACED WITH LAPPED COURSES. THE INTERVALS PRESCRIBED BETWEEN GRAVELBAG BLOCKING SHALL DEPEND ON THE SLOPE OF THE GROUND SURFACE BUT NOT TO EXCEED THE FOLLOWING:

GRADE OF THE STREET	INTERVAL
LESS THAN 2%	200 FEET, MAX.
2% TO 4%	100 FEET
4% TO 10%	50 FEET
OVER 10%	25 FEET

5. AFTER UTILITY TRENCHES ARE BACKFILLED AND COMPACTED, THE SURFACES OVER SUCH TRENCHES SHALL BE MOUND Slightly TO PREVENT CHANNELING OF WATER IN THE TRENCH AREA. CARE SHOULD BE EXERCISED TO PROVIDE FOR CROSS FLOW AT FREQUENT INTERVALS WHERE TRENCHES ARE NOT ON THE CENTERLINE OF A CROWNED STREET.
6. ALL BUILDING PADS SHOULD BE SLOPED TOWARDS THE DRIVEWAYS AND VELOCITY CHECK DAMS PROVIDED AT THE BASE OF ALL DRIVEWAYS DRAINING INTO THE STREET.
7. PROVIDE VELOCITY CHECK DAMS IN ALL UNPAVED GRADED CHANNELS AT THE INTERVALS INDICATED BELOW:

GRADE OF CHANNEL	INTERVALS BETWEEN CHECK DAMS
LESS THAN 3%	100 FEET
3% TO 6%	50 FEET
OVER 6%	25 FEET

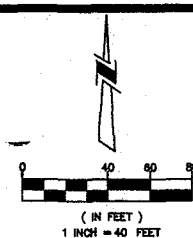
8. PROVIDE VELOCITY CHECK DAMS IN ALL PAVED STREET AREAS ACCORDING TO INTERVALS INDICATED BELOW. VELOCITY CHECK DAMS MAY BE CONSTRUCTED OF GRAVELBAGS, TIMBER, OR OTHER EROSION RESISTANT MATERIALS APPROVED BY THE COUNTY ENGINEER, AND SHALL EXTEND COMPLETELY ACROSS THE STREET OR CHANNEL AT RIGHT ANGLES TO THE CENTERLINE. VELOCITY CHECK DAMS MAY ALSO SERVE AS SEDIMENT TRAPS.

GRADE OF STREET	INTERVALS	No. OF BAGS
HIGH		
LESS THAN 2%	AS REQUIRED, 200' MAX.	1
2% TO 4%	100 FEET	1
4% TO 6%	50 FEET	1
6% TO 10%	50 FEET	2
MORE THAN 10%	25 FEET	2

9. PROVIDE A GRAVELBAG SILT BASIN OR TRAP BY EVERY STORM DRAIN INLET TO PREVENT SEDIMENT FROM ENTERING DRAIN SYSTEM.
10. GRAVELBAGS AND FILL MATERIAL SHALL BE STOCKPILED AT INTERVALS, READY FOR USE WHEN REQUIRED.
11. ALL EROSION CONTROL DEVICES WITHIN THE DEVELOPMENT SHOULD BE MAINTAINED DURING AND AFTER EVERY RUNOFF PRODUCING STORM, IF POSSIBLE, MAINTENANCE CREWS WOULD BE REQUIRED TO HAVE ACCESS TO ALL AREAS.

12. PROVIDE ROCK RIPRAP ON CURVES AND STEEP DROPS IN ALL EROSION PRONE DRAINAGE CHANNELS DOWNSTREAM FROM THE DEVELOPMENT. THIS PROTECTION WOULD REDUCE EROSION CAUSED BY THE INCREASED FLOWS THAT MAY BE ANTICIPATED FROM DENUDE SLOPES, OR FROM IMPERVIOUS SURFACES.

13. ANY PROPOSED ALTERNATE CONTROL MEASURES MUST BE APPROVED IN ADVANCE BY ALL RESPONSIBLE AGENCIES: I.E., COUNTY ENGINEER, DEPARTMENT OF SANITATION AND FLOOD CONTROL, OFFICE OF ENVIRONMENTAL MANAGEMENT, ETC.



STORMWATER PROTECTION NOTES

1. DURING THE RAINY SEASON THE AMOUNT OF EXPOSED SOIL ALLOWED AT ONE TIME SHALL NOT EXCEED THAT WHICH CAN BE ADEQUATELY PROTECTED BY THE PROPERTY OWNER IN THE EVENT OF A RAINSTORM. A WEATHER-TRIGGERED BMP ACTION PLAN AND 125% OF ALL SUPPLIES NEEDED TO IMPLEMENT THE PLAN SHALL BE RETAINED ON THE JOB SITE IN A MANNER THAT ALLOWS FULL DEPLOYMENT AND COMPLETE INSTALLATION IN 48 HOURS OR LESS OF A FORECAST RAIN. ALL OTHER BMP'S SHALL BE DEPLOYED ON AN ON-GOING BASIS.
2. THE ACTIVE DISTURBED AREA SHALL NOT EXCEED 50 ACRES AT ANY GIVEN TIME WITHOUT DEMONSTRATING TO THE COUNTY DPW DIRECTORS SATISFACTION THAT ADEQUATE EROSION AND SEDIMENT CONTROL CAN BE MAINTAINED. ANY DISTURBED AREA THAT IS NOT ACTIVELY GRADED FOR 10 DAYS MUST BE FULLY PROTECTED FROM EROSION. UNTIL ADEQUATE LONG-TERM PROTECTIONS ARE INSTALLED, ALL DISTURBED AREAS SHALL BE INCLUDED WHEN CALCULATING THE ACTIVE DISTURBANCE AREA. ALL EROSION CONTROL MEASURES SHALL REMAIN INSTALLED AND MAINTAINED DURING ANY INACTIVE PERIOD.
3. THE PROPERTY OWNER IS OBLIGATED TO INSURE COMPLIANCE WITH ALL APPLICABLE STORMWATER REGULATIONS AT ALL TIMES. THE BMP'S THAT HAVE BEEN INCORPORATED INTO THIS PLAN SHALL BE IMPLEMENTED AND MAINTAINED TO EFFECTIVELY PREVENT THE POTENTIALLY NEGATIVE IMPACTS OF THIS PROJECT'S CONSTRUCTION ACTIVITIES ON STORMWATER QUALITY. THE MAINTENANCE OF THE BMP'S IS THE PERMITTEE'S RESPONSIBILITY, AND FAILURE TO PROPERLY INSTALL OR MAINTAIN THE BMP'S MAY RESULT IN ENFORCEMENT ACTION BY THE COUNTY OF SAN DIEGO OR OTHERS. IF INSTALLED BMP'S FAIL, THEY MUST BE REPAIRED OR REPLACED WITH AN ACCEPTABLE ALTERNATE AS SOON AS SAFE TO DO SO.
4. A NOTICE OF INTENT (NOI) HAS BEEN, OR WILL BE FILED WITH THE STATE WATER RESOURCES CONTROL BOARD (SWRCB) AND A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) HAS BEEN OR WILL BE PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF CALIFORNIA GENERAL PERMIT FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY (PERMIT NO. CAS000002) FOR ALL OPERATIONS ASSOCIATED WITH THESE PLANS. THE NOI NUMBER ASSIGNED BY SWRCB FOR THIS PROJECT IS XXXXXXXX THE PERMITTEE SHALL KEEP A COPY FOR THE SWPPP ON SITE AND AVAILABLE FOR REVIEW BY COUNTY.

EROSION CONTROL NOTES

1. ALL BUILDING PADS TO BE DIKED AND THE DIKES MAINTAINED TO PREVENT WATER FROM FLOWING FROM THE PAD UNTIL THE STREETS AND DRIVEWAYS ARE PAVED AND WATER CAN FLOW FROM THE PADS WITHOUT CAUSING EROSION, OR CONSTRUCT DRAINAGE FACILITIES TO THE SATISFACTION OF THE COUNTY DEPARTMENT OF PUBLIC WORKS THAT WILL ALLOW WATER TO DRAIN FROM THE PAD WITHOUT CAUSING EROSION.
2. TOPS OF ALL SLOPES TO BE DIKED OR TRENCHED TO PREVENT WATER FROM FLOWING OVER THE CREST OF SLOPES.
3. MANUFACTURED SLOPES AND PADS SHALL BE ROUNDED VERTICALLY AND HORIZONTALLY AS APPROPRIATE TO BLEND WITH THE SURROUNDING TOPOGRAPHY.
4. AS SOON AS CUTS OR EMBANKMENTS ARE COMPLETED, BUT NOT LATER THAN OCTOBER 1st ALL CUT AND FILL SLOPES SHALL BE STABILIZED WITH A HYDROMULCH MIXTURE OR AN EQUAL TREATMENT APPROVED BY THE COUNTY DEPARTMENT OF PUBLIC WORKS. BETWEEN OCTOBER 1st AND APRIL 30th, APPROVED SLOPE PROTECTION MEASURES SHALL PROCEED IMMEDIATELY BEHIND THE EXPOSURE OF CUT SLOPES AND/OR THE CREATION OF EMBANKMENT SLOPES.
5. CATCH BASINS, DESILTING BASINS AND STORM DRAIN SYSTEM SHALL BE INSTALLED TO THE SATISFACTION OF THE COUNTY DEPARTMENT OF PUBLIC WORKS.
6. GRAVELBAG CHECK DAMS TO BE PLACED IN A MANNER APPROVED BY THE COUNTY DEPARTMENT OF PUBLIC WORKS IN UNPAVED STREETS WITH GRADIENTS IN EXCESS OF 2% AND ON OR IN OTHER GRADED OR EXCAVATED AREAS AS REQUIRED BY THE COUNTY DEPARTMENT OF PUBLIC WORKS.
7. THE DEVELOPER TO MAINTAIN THE PLANTING AND EROSION CONTROL MEASURES DESCRIBED ABOVE UNTIL RELIEVED OF THE SAME BY THE COUNTY DEPARTMENT OF PUBLIC WORKS. THE DEVELOPER TO REMOVE ALL SOIL INTERCEPTED BY THE GRAVELBAGS, CATCH BASINS AND DESILTING BASINS AND KEEP THESE FACILITIES CLEAN AND FREE OF SILT AND SAND AS DIRECTED BY THE COUNTY DEPARTMENT OF PUBLIC WORKS. THE DEVELOPER SHALL REPAIR ANY ERODED SLOPES AS DIRECTED BY THE COUNTY DEPARTMENT OF PUBLIC WORKS.

EROSION CONTROL NOTES

1. IN CASE OF EMERGENCY, CALL AT
2. A STAND-BY CREW FOR EMERGENCY WORK SHALL BE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON (SEPTEMBER 30 TO APRIL 15). NECESSARY MATERIALS SHALL BE AVAILABLE ON-SITE AND STOCKPILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF EMERGENCY DEVICES WHEN RAIN IS IMMINENT.
3. EROSION CONTROL DEVICES SHOWN ON THIS PLAN MAY BE REMOVED WHEN APPROVED BY THE GRADING INSPECTOR IF THE GRADING OPERATION HAS PROGRESSED TO THE POINT WHERE THEY ARE NO LONGER REQUIRED.
4. GRADED AREAS ADJACENT TO FILL SLOPES LOCATED AT THE SITE PERIMETER MUST DRAIN AWAY FROM THE TOP SLOPE AT THE CONCLUSION OF EACH WORKING DAY.
5. ALL SILT AND DEBRIS SHALL BE REMOVED FROM ALL DEVICES WITHIN 24 HOURS AFTER EACH RAINSTORM.
6. A GUARD SHALL BE POSTED ON THE SITE WHENEVER THE DEPTH OF WATER IN ANY DEVICE EXCEEDS TWO FEET. THE DEVICE SHALL BE DRAINED OR PUMPED DRY WITHIN 24 HOURS AFTER EACH RAINSTORM.
7. EXCEPT AS OTHERWISE APPROVED BY THE GRADING INSPECTOR, ALL REMOVABLE PROTECTIVE DEVICES SHOWN SHALL BE IN PLACE AT THE END OF EACH WORKING DAY OR ON WEEKENDS WHEN THE 5-DAY RAIN PROBABILITY FORECAST EXCEEDS 40 %.
8. ALL LOOSE SOIL AND DEBRIS WHICH MAY CREATE A POTENTIAL HAZARD TO OFF-SITE PROPERTY SHALL BE REMOVED FROM THE SITE AS DIRECTED BY THE GRADING INSPECTOR.
9. THE PLACEMENT OF ADDITIONAL DEVICES TO REDUCE EROSION DAMAGE WITHIN THE SITE IS LEFT TO THE DISCRETION OF THE FIELD ENGINEER.
10. DESILTING BASINS MAY NOT BE REMOVED OR MADE INOPERABLE BETWEEN SEPTEMBER 30 AND APRIL 15, WITHOUT THE APPROVAL OF THE CITY INSPECTOR.
11. EROSION CONTROL DEVICES WILL BE MODIFIED AS NEEDED AS THE PROJECT PROGRESSES, AND PLANS OF THESE CHANGES SUBMITTED FOR APPROVAL AS REQUIRED.
12. PRIOR TO THE ACCEPTANCE OF THE HYDROSEEDING AREAS BY THE CITY'S RESIDENT ENGINEER, A CERTIFICATION REPORT MUST BE SUBMITTED BY A REGISTERED LANDSCAPE ARCHITECT, STATING THAT THE HYDROSEEDING WAS DONE ACCORDING TO THE PROJECT SPECIFICATIONS AND THAT ITS GROWTH IS ADEQUATELY ESTABLISHED TO PREVENT EROSION.
13. EMERGENCY EROSION CONTROL MEASURES ARE REQUIRED TO CONTROL SOILS MOVEMENT SATISFACTION TO THE CITY ENGINEER IN THE EVENT THE SITE IS EXPOSED TO EROSION DURING THE PERIOD BETWEEN NOVEMBER 1st AND APRIL 15th. EROSION CONTROL MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO, SLOPE PROTECTION, INSTALLATION OF JUTE MATTING OR APPROVED EQUIVALENT, SILTING BASIN SILT CONTROL SAND BAGGING, AND STORM DRAINS.
14. TEMPORARY EROSION CONTROL DEVICES SHOWN ON GRADING PLAN WHICH INTERFERE WITH THE WORK SHALL BE RELOCATED OR MODIFIED AS AND WHEN THE INSPECTOR SO DIRECTS AS THE WORK PROGRESSES.

INDICATES DOUBLE COURSE GRAVEL BAG HEIGHT.

EROSION CONTROL GRAVEL BAGS NOTE

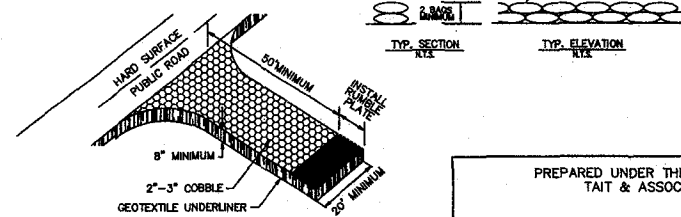
GRAVELBAGS SHALL BE MADE OF WOVEN GEOTEXTILE FABRIC (24"x18"x6" MIN). BAGS SHALL BE FILLED WITH 3/4" DRAIN ROCK OR 1/4" PEA GRAVEL. PLACE 2 LAYERS OF OVERLAPPING BAGS AND PACK THEM TIGHTLY TOGETHER TO MINIMIZE THE SPACE BETWEEN BAGS. LEAVE GAP OF ONE BAG IN THE MIDDLE OF THE TOP ROW TO SERVE AS A SPILLWAY. SPILLWAY HEIGHT SHALL BE LOWER THAN THE TOP OF CURB.

POST CONSTRUCTION BMP'S

THE ONSITE DRAINAGE PATTERNS HAVE NOT BEEN SIGNIFICANTLY ALTERED. THE SITE DRAINS TO THE EXISTING CATCH BASIN SOUTH OF THE SITE. IT HAS BEEN RETROFITTED WITH A "FOSSIL FILTER" AS A POST CONSTRUCTION BMP PRIOR TO DISCHARGING THE PUBLIC STORM DRAIN SYSTEM. THE "FOSSIL FILTER" CATCH BASIN IS TO BE MAINTAINED PER THE MANUFACTURER'S GUIDELINES AS AGREED TO BY THE OWNER.

LEGEND

- GRAVELBAGS
- DESILTING BASIN
- CONSTRUCTION ENTRANCE



PREPARED UNDER THE SUPERVISION OF
TAT & ASSOCIATES, INC.

JACOB VANDERVIS RCE# 46301

DATE

SEAL

TAT & ASSOCIATES, INC.

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(714) 560-8200 TEL
(714) 560-8211 FAX

EROSION CONTROL PLAN

1541 W. KNOX STREET
LOS ANGELES, CALIFORNIA
BOEING REALTY CORPORATION
15480 LAGUNA CANYON ROAD SUITE 200
IRVINE, CALIFORNIA 92618

DRAWN: EO
DATE: 6/15/04
CHECKED: JV
DATE: 6/15/04
REVISION # 1
DATE: 8/5/04
JOB NO. SP-3289N

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6 OF 7

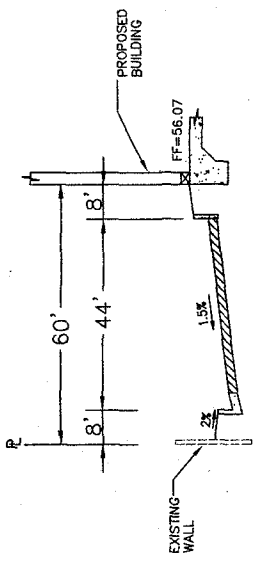
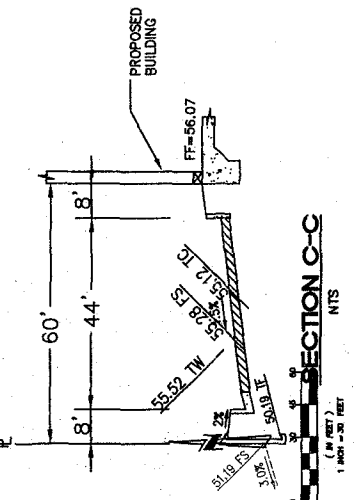
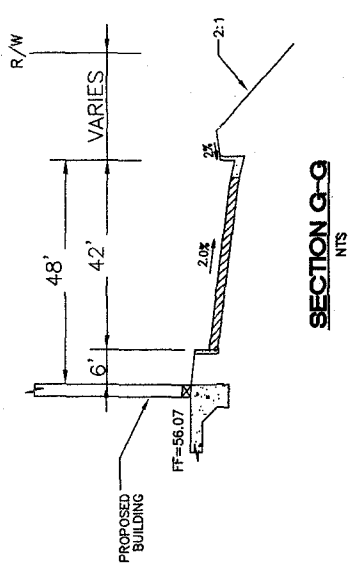
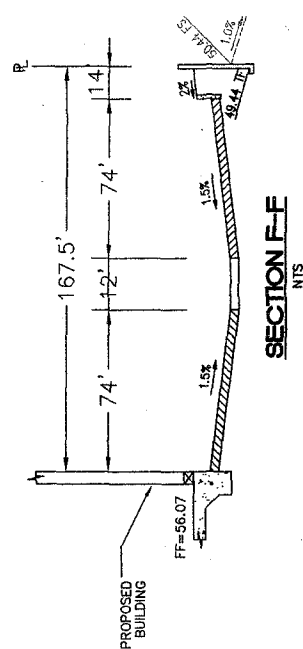
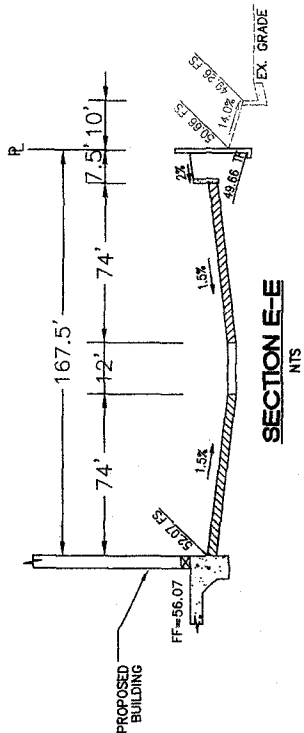
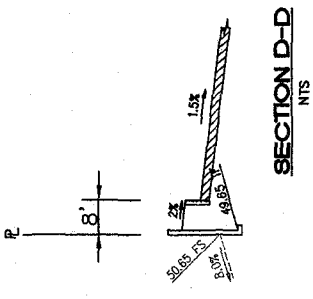
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DETAIL SHEET
BOEING REALTY CORPORATION
LOS ANGELES, CALIFORNIA
1541 W. KNOX STREET
IRVINE, CALIFORNIA 92618
15480 LAGUNA CANYON ROAD SUITE 200

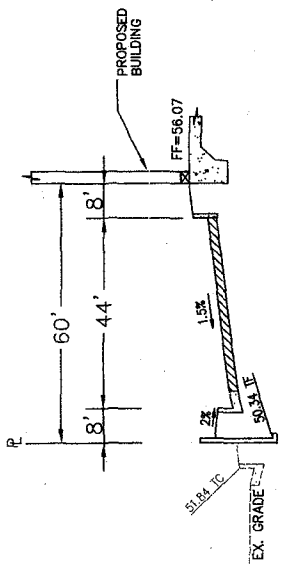


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NO.	DESCRIPTION	BY	DATE	CHK



SECTION B-B
NTS



SECTION A-A
NTS

52.38 IC
52.52 IS
51.07 TW